

## **PART 11**

### **Mobile Homes and Mobile Home Parks**

Section 1101. Individual Mobile Homes

Section 1102. Mobile Home Parks

---

#### **SECTION 1101. INDIVIDUAL MOBILE HOMES**

Single mobile homes on individual lots shall be permitted in any residential district as a single-family detached dwelling when such mobile home is 1) bolted to a continuous eight-inch (8") concrete block foundation placed upon a continuous sixteen-inch by eight-inch (16" x 8") concrete footing located three feet (3') below grade, or 2) has its main beams strapped to concrete or block piers, which have a bottom extending three (3) feet below grade. All mobile homes mounted without a full outside continuous block foundation shall be required to install rigid, architecturally sound and attractive full perimeter skirting.

#### **SECTION 1102. MOBILE HOME PARKS**

##### **A. Grant of Power**

Provisions regulating mobile home parks as set forth in this Part are those pursuant to Section 501 of the Pennsylvania Municipalities Planning Code.

##### **B. Purpose, Authority, and Jurisdiction**

The purpose, authority, and jurisdiction for land development as a mobile home park are the same as contained in Part 1 of this Chapter.

##### **C. General Procedure and Plan Requirements**

The general procedure and plan requirements for land development as a mobile home park shall be in accordance with the requirements contained in Part 5 of this Chapter.

##### **D. Design Standards**

The arrangement and other design standards of streets, easement, blocks, lots, stormwater management, erosion and sedimentation control, and flood plain regulations shall be in accordance with the requirements contained in Part 6 of this Chapter and the area and bulk regulations for the R-4 district contained in Part 9 of this Chapter.

##### **E. Improvements and Construction Requirements**

In a mobile home park, all improvements, construction requirements, and engineering specifications for the improvements required shall be provided in accordance with Parts 6 and 7 of this Chapter.

##### **F. Fees**

The fee schedule for filing, inspection, and engineering fees for land development as a mobile home park shall be in accordance with the requirements contained in Part 5 of this Chapter.